

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-23606 - APPLICANT/OWNER: WMCV II ASSOCIATES, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the conditions for Rezoning (Z-0100-97), Special Use Permit (SUP-12635) and Site Development Plan Review (SDR-16509) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plans and landscape plan, date stamped 08/29/07, and building elevations, date stamped 07/31/07, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Plan – Parkway Center Site Planning Standards for Build-to-Line (Setbacks) is hereby approved, to allow the Phase IV building to be located 206.5 feet from the front property line.
5. A Waiver from Downtown Centennial Plan - Parkway Center Parking and Related Standards for Temporary Parking Facilities regarding interior landscaping requirements is hereby approved; to remove the requirement for interior landscaping for the surface parking lot located immediately north Discovery Drive.
6. The approval of the Temporary Parking Facility sited north of Discovery Drive shall be limited to 36-months from the completion of said facility.
7. This development is subject to the applicable conditions of the approved Review of Condition (ROC-6466) that allowed the required landscaping to be installed in phases.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein.

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9. A revised schematic landscape plan shall be submitted to the Planning and Development Department for review and approval, showing conformance to the relevant conditions of the previous approvals [Z-0100-97(3), ROC-6466, ROC-6467, SDR-6593, and SDR-16509] with all amenity zones, sidewalks, and landscape buffers clearly indicated and dimensioned within 30-days of final action.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all

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proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

18. The approved Master Sign Plan for the property shall be amended to include the Phase IV building, and shall be submitted for approval prior to the issuance of a Certificate of Occupancy for the Phase IV building.
19. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
20. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

22. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
23. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site.
24. The developer shall be responsible for construction of the final pavement wearing surface on Discovery Drive from Martin L. King Boulevard to Grand Central Parkway prior to occupancy of Phase 5 unless deferment of these required offsite improvements is allowed by the City Engineer. Coordinate with the City Engineer's Office to determine design details.
25. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Union Park 61 Acres Phase I project, the Downtown Connector BRT Grand Central Parkway Widening Phase I project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
26. Coordinate with the Right-of-Way Section of the Department of Public Works to ensure that appropriate trail easements and/or pedestrian access easements adjacent to the World Market Center are granted to the City for all trails or sidewalks that are located outside of the public street right-of-way. In addition, submit a Petition of Vacation for the existing trail easement located on the western boundary of this site.

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27. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
28. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
29. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center commercial subdivision, the approved Traffic Impact Analysis and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 2,495,091 square-foot commercial center with a waiver of the Downtown Centennial Plan Build-to-Line standard for the Parkway Center district and an expansion of an approved parking garage on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive. Further, the applicant is proposing a 2,306 space temporary parking lot on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive.

The applicant indicates that parking through Phase IV will be accommodated via the on-site garage, the proposed temporary parking lot, and existing surface parking lots near Phase I and Phase II. The Phase IV building requires a waiver of the Build-to-Line (Setback) requirement of the Downtown Centennial Plan – Parkway Center Site Planning Standards due to the building being setback 206.5 feet from the front property line. The proposed development is in keeping with the prior approvals and on-going development in this area; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as part of an action on a 222-acre site including the subject site. The approval was subject to conditions, including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with submittal of a Site Development Plan Review for any part of the larger site.
07/05/00	The City Council approved the Las Vegas Downtown Centennial Plan. The subject site is within the area designated as the Parkway Center.
02/07/01	The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Advertising (Billboard) Signs on the larger site including the subject parcel. The Planning Commission and staff had recommended approval of the request.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (Furniture Mart) on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff both recommended approval of the development.

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04/03/02	The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.
05/21/03	The City Council approved a Required Review (RQR-1974) of twelve Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel. Planning Commission and staff recommended approval.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square foot temporary exhibit space on the subject site. Staff and the Planning Commission both recommended approval of the request.
04/20/05	The City Council approved a Required Review (RQR-5683) of eight Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcels. Planning Commission and staff recommended approval.
04/20/05	The City Council approved a Required Review (RQR-6003) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. Planning Commission and staff recommended approval.
05/18/05	The City Council approved a Review of Condition (ROC-6466) and (ROC-6467) to allow the required landscaping to be installed in phases and to change the location of a required trail.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for signage of the World Market Center. The Planning Commission recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square foot Phase II commercial center. The Parkway Center Architecture Review Committee (PC-ARC) recommended approval.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a four-level, 2,175 space parking garage.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12636) for a 2,097,925 square foot Phase III commercial building. The Planning Commission recommended approval of the application.
06/07/06	The City Council approved a Review of Condition (ROC-13357) to remove a condition that required that the Off-Premise Advertising (Billboard) Signs on the subject site be removed prior to the issuance of a Certificate of Occupancy for the Phase II building. Signs "B" and "C" were still required to be removed, all others were required to be reviewed at later dates. Staff recommended denial.
06/07/06	The City Council approved a Required Review (RQR-11403) of eight Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcels. This approval required the removal of Signs "B" on APN 139-33-610-014 and "C" on APN 139-33-511-005 to be removed within 60 days. Further, it required Signs "C" and "D" on APN 139-33-511-005 to be removed prior to the issuance of permits for the Phase III parking structure. Planning Commission and staff recommended approval.

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06/07/06	The City Council approved a Required Review (RQR-12065) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Special Use Permit (SUP-12635) for a 305-foot tall building within the North Las Vegas Airport portion of the A-O (Airport Overlay) District on one of the subject parcels. Planning Commission and staff recommended approval.
09/07/06	Staff administratively approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) for a reduction in the commercial square footage and revisions to the parking requirements for a commercial development.
10/18/06	The City Council approved an amended Master Sign Plan (MSP-15823) to include Phase II of the World Market Center development. Planning Commission and staff recommended approval.
08/15/07	The City Council approved a Required Review (RQR-21496) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. A condition of approval requires that the sign be removed prior to the issuance of building permits for any new development on the site. Planning Commission and staff recommended approval.
09/05/07	The City Council will hear a Required Review (RQR-21345) of multiple Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcels. Planning Commission and staff have recommended approval.
<i>Related Building Permits/Business Licenses</i>	
09/15/06	A building permit application, plan check C-0474-06, for the parking structure was submitted for the site. This was for a plans review for the Phase III parking garage. The Planning and Development Department review began 10/18/06 and recorded approval on 01/29/07. The permit was issued on 02/01/07. There have been multiple building inspections conducted, with the most recent being on 08/29/07. There have been revisions and reviews added to this plan check with the latest being for multiple area revisions that were completed on 07/26/07.
<i>Pre-Application Meeting</i>	
07/13/07	A pre-application meeting was held and elements of this application were discussed. The parking situation was discussed as well as the calculation to use based on the previous Site Development Plan Review (SDR-16509). Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
08/13/07	The Department of Planning and Development conducted a site visit that found that this was a developing site that encompasses multiple existing and under construction buildings. It was noted that there is streetscaping in along Grand Central Parkway and that the Phase IV building will remove most of the existing surface parking area south of Discovery Drive.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	37.29

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Trade Center/Wholesale and Retail Showroom [World Market Center (under construction)]	MXU (Downtown Mixed-Use)	PD (Planned Development)
	Off-Premise Advertising (Billboard) Signs	MXU (Downtown Mixed-Use)	PD (Planned Development)
North	ROW (US 95)	ROW (US 95)	ROW (US 95)
South	Shopping Center	MXU (Mixed-Use)	PD (Planned Development)
East	Undeveloped (Union Park)	MXU (Mixed-Use)	PD (Planned Development)
West	ROW (US 15)	ROW (US 15)	ROW (US 15)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		N ¹
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y ²
Trails	X		Y ³
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y ⁴
Project of Regional Significance	X		Y ⁵

- There are waivers requested to allow a setback of 206.5 feet where the Build-to-Line requirements would require 70 percent of the building to be at the front property line. Additionally, the proposed temporary parking lot requires a waiver of the interior landscaping. If approved, these waivers will grant relief from the City's standards.

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2. A Special Use Permit (SUP-12365) approved a 305-foot tall building (Phase III) in the North Las Vegas portion of the A-O (Airport Overlay) District. The proposed Phase IV structure, while in excess of the 175-foot height limitation, is effectively an addition to this building and pursuant to Title 19.06.080 (E) (1) is allowable construction without a new special use permit.
3. As a condition of approval of the original Site Development Plan Review [Z-0100-97(3)], the applicant was required to provide a trail/landscaped buffer feature along the freeway corridor, which would in turn connect to other regional trails planned for the area. The City Council approved a revised condition (ROC-6467) to allow the applicant to construct the trail along the Bonneville Avenue and Grand Central Parkway frontages.
4. The project was deemed to be a "Project of Significant Impact" upon the original submittal of the Site Development Plan Review [Z-0100-97(3)] application for the overall site. As the paperwork submitted at that time addressed all phases of the development, no additional documentation is required.

DEVELOPMENT STANDARDS

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Centennial Plan addresses certain site development standards, which are detailed below:

Pursuant to the Downtown Centennial Plan, the following development standards apply to the subject proposal:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	n/a	19.91 acres	n/a
Min. Lot Width	n/a	≈ 1,240 Feet	n/a
Min. Setbacks			
• Front	0 Feet	≈ 206.5 Feet	N *
• Side	n/a	Not indicated	n/a
• Rear	n/a	69.75 Feet	n/a
Build-to Line	70% of frontage line	0%	N *
Max. Lot Coverage	Up to 100%	76%	Y
Max. Building Height	n/a	275 Feet	n/a
Min. Building Height	4 Stories	16 Stories	Y
Trash Enclosure	Walled	Walled	Y
Mech. Equipment	Screened	Not indicated	Not indicated

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- * The proposed structure does not comply with the minimum build-to-line requirement as the building is not situated directly at the front property line as required by the Downtown Centennial - Parkway Center Site Planning Standards. A waiver has been requested as a part of this review that, if approved, would allow the Phase IV building to be setback 206.5 feet from the front build-to-line. No indication is given if the mechanical equipment will be screened as required.

Pursuant to the Downtown Centennial Plan, the following landscape and buffer standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces (in islands or at perimeter) in a Min. of 10 SF / Space	385 Trees in 23,060 SF of Landscaped Area	Not indicated	N *
TOTAL		385 Trees		N *

- * A waiver has been requested that, if approved, would allow no interior landscaping requirement for the temporary parking lot located north of Discovery Drive.

Pursuant to the Downtown Centennial Plan and associated case history, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
East/West Street (Discovery Drive) per ROC-6467	1 Shade Tree @ 20' O.C. Maximum (min. 36" box)	Undetermined	Unknown *
North/South Street (Grand Central Parkway – S of Discovery Drive) per ROC-6467	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 13 Palm Trees	Undetermined	Unknown *
North/South Street (Grand Central Parkway – N of Discovery Drive)	1 Palm Tree @ 30' O.C. Maximum (min. 25' height) 5 Palm Trees	Undetermined	Unknown *
Private Improvements (along Grand Central Parkway and Discovery Drive) per ROC-6467	5-Foot Wide Landscape Corridor adjacent to Right-of-Way Improvements	Undetermined	Unknown *
Right-of Way Improvements	Sidewalk and Amenity Zones (Per Graphics 11 & 12, Downtown Centennial Plan)	Undetermined	Unknown *

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- * The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan - Parkway Center and two Review of Condition (ROC-6466 and ROC-6467) applications that allowed the landscaping and trail/streetscape work to be done in phases. The landscape plan submitted with this application reflects work to be done as a part of the Phase III approval. The approved phasing plan (ROC-6466) does not call for any landscaping, streetscaping, or trail work in conjunction with the proposed development of Phase IV which is interior to the site. The streetscaping and landscaping adjacent to the proposed temporary parking lot is existing (site plan depicts it to remain) and indicated on the approved phasing plan (ROC-6466) for updating as Phases VI through VIII are reviewed and constructed. An updated landscape plan is required at each stage of the phasing process to indicate the progress towards meeting the trail requirements and minimum 204, 24-inch box trees required of the overall project. This update has not been submitted as the landscape plan submitted with this application only notes existing and future landscape areas without any detail except for the one area that is proposed to be completed during this phase. A condition of approval has been added that a revised landscape plan must be submitted to show compliance with the various overall approvals for this project with regard to the trail and landscaping requirements.

Pursuant to Title 19.04 and 19.10, the following parking standards apply:*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Convention Center (Phase I)—Existing	1,286,829 SF	0.86 Spaces / 1,000 SF GFA	1,093 Spaces	13 Spaces	At the completion of Phase III there must be 4,477 spaces provided per Condition 5 of SDR-16509. The spaces needed for the existing tent showrooms must be provided until they are removed in favor of the Temporary Parking Lot.		
Convention Center (Phase II)	1,577,731 SF	0.86 Spaces / 1,000 SF GFA	1,339 Spaces	17 Spaces			
Convention Center (Phase III)	1,978,856 SF	0.86 Spaces / 1,000 SF GFA	1,683 Spaces	20 Spaces			
Convention Center (Phase IV)	2,495,091 SF	1 Space / 2,000 SF GFA	1,234 Spaces	15 Spaces	1,012 Spaces		
Sub-TOTAL			5,349 Spaces	65 Spaces	5,489 Spaces	104 Spaces	
TOTAL (including handicap)	7,338,507 SF		5414 Spaces		5,593 Spaces		Y

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- * The Downtown Centennial Plan – Parkway Center district does not have a specific or automatic parking standard that is comparable to the trade center use; historically, the requirement of one space per 1,000 square feet has generally been applied to the project, which is the requirement for warehouse uses listed in Title 19. A more comparable requirement might be the standard for conference centers listed in a previous version of the Parkway Center portion of the Downtown Centennial Plan, which required 0.5 spaces per 1,000 square feet of gross floor area. Per the Phase III (SDR-16509) approval the parking required through Phase III was 4,477 spaces or 0.86 spaces per 1,000 square feet of gross floor area. An equivalent calculation to the 0.5 spaces per 1,000 square feet of gross floor area, one space per 2,000 square feet of gross floor area, was utilized to calculate the parking requirement for Phase IV.

Waivers		
Request	Requirement	Staff Recommendation
To allow the Phase IV building to be located 206.5 feet from the front property line	70% of the first story façade shall align along the front property line.	Approval
To remove the requirement for interior landscaping for the surface temporary parking lot located immediately north Discovery Drive	1 Tree / 6 Spaces (in islands or at perimeter) in a Min. of 10 SF / Space	Approval

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as MXU (Mixed Use) on the Redevelopment Plan Area Map of the General Plan. This category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The existing and future intended uses are permissible under the MXU (Mixed Use) designation.

The zoning of the subject sites is PD (Planned Development) and is covered under the Downtown Centennial Plan – Parkway Center district. The existing and future uses intended for this location are permissible in Parkway Center district which is compatible with the PD (Planned Development) zoning district and the MXU (Mixed Use) General Plan designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed Use) land use designation. The proposed uses are in conformance with

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Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City. The proposed development is in compliance with the MXU (Mixed Use) designation.

The parcels that make-up this project site are within the Las Vegas Downtown Centennial Plan boundaries, and are located in the Parkway Center district. This district encompasses a large part of the former Union Pacific railroad yards and once was the center of Las Vegas' industrial area. It is poised to become the heart of the expanded downtown urban area and is anticipated to be developed for a variety of uses, including non-gaming hotels, retail, high-rise condominiums, apartments, and a medical complex along with other mixed-use projects. Further, this district is expected to have pedestrian linkages to Fremont Street Experience and the Office Core, effectively functioning as a natural extension of the existing downtown to enhance the businesses that already exist there. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

The site is within the North Las Vegas Airport Overlay Map portion of the A-O (Airport Overlay) District. This is a developing site with an overlay height limitation of 175 feet and is allowable construction without a new special use permit pursuant to Title 19.06.080 (E) (1). A Special Use Permit (SUP-12365) approved a 305-foot tall building (Phase III) on subject site. A condition of approval has been included that the applicant must submit to the City of Las Vegas a written approval from the Clark County Department of Aviation, indicating that there will be no change in flight patterns, prior to the issuance of building permits for the Phase IV building.

The proposed request will site the Phase IV building, expand the parking structure, and replace the tent exhibition spaces with a temporary parking lot. At 2,495,091 square feet of floor area in total, the exhibition space being proposed as a part of the garage expansion and the Phase IV building constitute the largest phase so far and will bring the World Market Center up to over 7,000 square feet of space. The building height will be 16 stories for the Phase IV building and an additional four stories will be added to the approved eight level parking garage.

A Master Sign Plan (MSP-6344) for Phase I of the development was approved by City Council on June 15, 2005; an amendment to include Phase II (MSP-15823) to the sign plan was approved by City Council on October 18, 2006. The applicant still needs to revise the approved Master Sign Plan to address Phase III and at that time or as a subsequent amendment address Phase IV. A condition has been added that an amendment to the master sign plan that addresses Phase IV must be completed before a Certificate of Occupancy will be issued. All future phases of the development will require amendments as they come on-line.

- Site Plan

Pursuant to Title 19.06.060 properties within the Downtown Centennial Plan area are exempt from the automatic application of development standards for building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The site plan for the Phase IV building is in compliance with the standards of the Downtown Centennial Plan's Parkway Center

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district except for the build-to-line requirement established by the front setback standard. A waiver has been requested that will allow relief from this standard and would be in keeping with the overall development plan for this World Market Center and prior site development plan review approvals.

The site plan for the temporary parking lot is also in compliance with the standards of the Parkway Center district with the approval of the requested waiver of the parking lot landscaping requirement. The district standards allow for a 36-month time limit on the installation of a temporary parking lot that does not need the more extensive standards of a permanent surface parking lot such as the interior landscaping. The site of the temporary parking lot is currently the location of the tent showroom/exhibition space that was approved (SDR-4841) for a five-year term that is up October 2009. This location is the future site of Phases VI through VIII. The approved landscape/trail phasing plan (ROC-6466 and ROC-6467) calls for the streetscape and trail improvements adjacent to this site to be done as the future phases come in for site development plan review approval.

The site plans call for a total of 5,593 parking spaces to be provided through Phase IV, which is greater than the 5,414 that the present calculations require. There must be a minimum of 4,477 spaces available prior to the completion of Phase III in order to meet the conditions of that approval (SDR-16509). Additionally, no parking, up to 301 spaces, may be removed from the required Phase III parking until the 300,000 plus square feet of tent showroom/exhibition space has been removed to make way for the 2,306 space temporary parking lot. The addition of the Phase IV building will remove the eastern entrance to the parking structure and allow ingress and egress from the north and south only, with the southern access coming off of the site's western access drive.

- **Waivers**

There are existing waivers on the site from previous approvals that include waivers for landscaping along the west perimeter of the site, streetscape treatment standards and phasing, and parking area landscaping for parking lots south of Discovery Drive. Nothing in this review would impact the previous waiver approvals.

There is a waiver requested as a part of this review to allow the Phase IV building to be setback 206.5 feet where the Build-to-Line requirement of the Parkway Center Site Planning Standards for Setbacks requires that buildings be located on the front property line for a minimum of 70 percent of the first story facade. Staff is recommending approval of this waiver, as the building location is in keeping with the overall development plan for the World Market Center [Z-0100-97(3)] and lines up with the approved siting of the Phase III building, located approximately 165 feet from the front property line.

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Further, there is a waiver requested to allow no interior parking lot landscaping where 385 trees planted in 23,060 square feet of landscaped area would be required for a temporary parking lot located north of Discovery Drive. The Parkway Center standards allow this waiver typically as a part of a minor site plan review and the subject site meets the temporary parking lot intent. Additionally, the site is the location for Phases VI through VIII of the overall development plan, which has been moving ahead of initial projections through Phase III. Staff is recommending support of this waiver request as there is existing landscaping at the perimeter and the site is intended for future development. A condition has been added to this review that the temporary parking lot must be removed within 36 months of completion of the lot.

- **Landscape Plan**

The landscape plan reflects landscaping/streetscaping at the corner of Grand Central Parkway and Discovery Drive. The landscape plan reflects the required amenity zone – sidewalk/trail – landscape zone required by the Review of Conditions (ROC-6466 and ROC-6467) that allowed the relocation of the trail and the phasing of the landscaping/streetscaping as the overall project develops. The illustrated section is indicated on the approved phasing plan to coincide with the development of Phase III; however, due to circumstances outside the developer's control (the improvement area in question was a part of a City sponsored auto race course) the improvements were not required at the time the development received construction approvals for the off-sites. There is no landscaping indicated in the phasing plan for the Phase IV portion of the site; however, to address the above referenced delay, the applicant's landscape plan indicates that the landscaping improvements scheduled for Phase III will be done as a part of Phase IV.

An overall landscape plan has not been submitted that gives full detail as to the progress of the landscape/streetscape improvements. The current submittal only indicates existing and future landscape and trail areas by notation and concentrates details only on the Phase III portion of the phased landscaping area. As a condition of approval, a landscape plan will be required that reflects conformance to the relevant conditions of the previous approvals [Z-0100-97(3), ROC-6466, ROC-6467, SDR-6593, and SDR-16509) for the World Market Center development. It should be noted that the landscape plan shall include details for the trail that is required along Grand Central Parkway and Discovery Drive.

- **Elevations/Floor Plan**

The elevations depict a 16-story building that is designed to resemble several angled geometric forms, with a glass and metal elements to provide architectural character and definition. The entrance to the building is from the plaza at the interior of the site. The building utilizes a scored synthetic stucco system that is similar to the Phase I, II and III buildings, which assists in establishing a common theme between the four buildings. The remainder of the building is covered in a light metallic grey metal panel system.

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The building is designed with the entry space facing the plaza that is located at the interior of the site, and from which the Phase II, III, and IV buildings are entered. Escalators and elevators to the upper floors of the building are located at the back of the atrium space, with the principal corridors to the showroom spaces located directly beyond. The freight lobby and service functions are located on the west side of the building, and are directly accessible from the attached parking garage. There are four levels of exhibition space above the eight level parking garage.

The proposed site development plan review is in conformance with the site's general plan designation, zoning district and meets the standards and objectives of the Downtown Centennial Plan. This phase of the World Market Center development is compatible with the existing and future commercial and civic developments in the area and staff is in support of this site development plan review request.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed structure is compatible with Phase I, II and III buildings, and the use is appropriate for the Parkway Center area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan and with Title 19. The project requires two waivers from the Parkway Center Development Standards; the waivers are recommended for approval as they are generally consistent with the goals and objectives of the Downtown Centennial Plan and previous actions of City Council with regard to the development of this site.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Principal access to the site will be from Grand Central Parkway, a 125-foot wide primary arterial, which has sufficient capacity to accommodate the proposed use. Additional service driveways will be provided from Bonneville Avenue and Discovery Drive, which can also accommodate the traffic generated by the development.

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4. Building and landscape materials are appropriate for the area and for the City;

The building materials are generally appropriate for the Parkway Center district and are consistent with the other approved phases of this development. The proposed landscape materials are appropriate for the site.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed structure is compatible with the Phase I, II, and III structures and other development proposed for the Parkway Center district, and is generally consistent with the design requirements of the Parkway Center Development Standards.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed plan will not impact public health, safety or welfare since the development will be subject to City inspections during construction of the building as well routine business license inspections for the tenant commercial spaces.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 48

APPROVALS 1

PROTESTS 0